

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **OCTOBER 9, 2007** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 A.M. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Suzanne Davis, Associate Planner

Marni Moseley, Assistant Planner

Julie Linney, Fire Department

Anthony Ghioffi, Building Official

Fletcher Parsons, Associate Engineer

PUBLIC HEARINGS

ITEM 1: 16330 Englewood Avenue
 Architecture and Site Application S-07-182

(Continued)

Requesting approval to demolish an existing single family residence and to construct a new residence on property zoned R-1:20. APN 532-05-025
PROPERTY OWNER/APPLICANT: C. Patrick Munnerlyn

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
Steve Casaccia and Kelly Coffey, neighbors, stated they did not want the house relocated, which would help mitigate the other neighbors' concern.
Joe and Suzi Wall, neighbors, stated that their concerns from the previous meeting still stood.
5. Staff discussed the option of modifying the gable roof to a hip roof. This option was accepted by the applicant and the neighbors.
6. Public hearing closed.
7. *Parsons* moved to approve the application subject to the conditions presented and as modified to reflect the roof revision, with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 1. The Town's housing stock will be maintained, as the house will be replaced;
 2. The existing structure has no architectural or historical significance and is in poor condition;

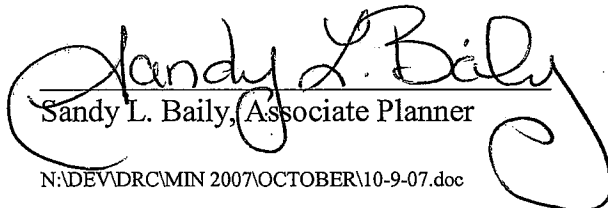
3. The property owner does not desire to maintain the structure as it exists; and
 4. The economic utility of the structure is such that it is not viable to remodel and expand the existing house.
 - (c) The project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
 - (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
8. *Linney* seconded, motion passed unanimously.
9. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:30 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Sandy L. Baily, Associate Planner
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